**Location**
633 Sam Newell Rd., 720 Lyle Crews Cir. and 641 Sam Newell Rd. (Parcel Id 193245, 19324508 and portion of 19324524)

**Ownership/Applicant**
Ad Bel Ltd. and David Hoyle Jr.

**Zoning**
Existing: R-20, B-1, I-1 and I-1(CD)
Proposed: B-1 (CD) and B-H(CD)

**Use**
Existing: Vacant and partially Wooded
Proposed: Financial and Restaurant w/drive through

**Request Summary**
The applicant proposes to change the zoning of the property from R-20, B-1, I-1 and I-1(CD) light industrial to B-1 (CD) and B-H (CD) to accommodate a maximum 4,000 sq. ft. building that could be for a financial institution or other non-residential use and a maximum 4,500 sq. ft. building for a restaurant with drive through service or other specified non-residential use.
LOOKING EAST ON MATTHEWS TWP. PARKWAY
Site Summary

The property is currently partially wooded and vacant.

The site is 3.27 acres.

Directly to the south of the site, across Matthews Township Parkway, is Walgreens. To the north, are a series of offices and light industrial uses. To the east, across Sam Newell is a CVS.

Previous Zoning Actions

A portion of the site is zoned I-1 (CD) which was done as a part of the process for the Lyle Crews business park.
• Development area ‘A’ to be zoned B-1 (CD) and is proposed to be a 4,000 sq. ft. bank.

• Development area ‘B’ to be zoned B-H (CD) and is proposed to be a 4,500 sq. ft. restaurant with drive-through.

• Land swap- a 2,745 sq. ft. portion of 641 Sam Newell property is to be traded for a 2,744 sq. ft. portion of 720 Lyle Crews.

• Property exchange shall be completed before the land disturbance permit is to be approved.

• Max. height of 40 feet.
CONDITIONAL USES AND EXISTING DRIVE-THROUGH RESTAURANTS

• Development area ‘A’, zoned B-1
  1. Bank, credit union and similar financial service
  2. General and professional office
  3. Laboratory and research facility, medical, dental or optical
  4. Medical, dental, optical office and clinic
  5. Retail sales, general merchandise

• Development area ‘B’, zoned B-H
  1. General and professional office
  2. Laboratory and research facility, medical, dental or optical
  3. Medical, dental, optical office and clinic
  4. Retail Bakery
  5. Restaurant, lounge, and nightclub without drive-through
  6. Restaurant with drive-through
  7. Retail sales, general merchandise

Restaurants w/ Drive-throughs

Coordinate Systems NAD 1983 StatePlane North Carolina FIPS 3200 Feet

2022
None provided at this time
TRANSPORTATION IMPACT ANALYSIS

Intersection Summary From TIA

1. NC 51 & Monroe Road (Signalized): No suggested improvements.

2. NC 51 & Park Center Drive/Team Road (Unsignalized): Construct a directional crossover at the intersection to restrict the southbound leg to a right-in/right-out/left-in.

3. NC 51 & Sam Newell Road (Signalized): No suggested improvements.

4. Sam Newell Road & Crews Road (Unsignalized): No suggested improvements.

5. Trade Street & Park Center Drive (Unsignalized): No suggested improvements.

6. Trade Street & Matthews Street (Signalized): No suggested improvements.

7. Sam Newell Road & Access “A” (RI/RO - Unsignalized): We propose the following access configuration: Construct one ingress and one egress lane (a terminating eastbound right turn lane with a 100-foot internal protected stem) on Access “A”; Construct a southbound right turn lane on Sam Newell Road with 100 feet of storage; Extend median on Sam Newell Road to provide for right-in/right-out.

Response from NCDOT and Town

1. NCDOT restripe southbound dual lefts into two-way left turn lane - Matthews agrees.

2. NCDOT and Matthews agree.

3. Matthews requesting ped signals across both legs and crosswalks, supported by the TAC at their last meeting, NCDOT maximize eastbound left turn lane storage which would remove landscaped median. Matthews maintains landscaping is important.

4. Matthews requested signal warrant analysis because of delays.

5. NCDOT and Matthews agree.

6. NCDOT and Matthews agree.

7. NCDOT and Matthews agree.
8. NC 51 & Access “B” (Crossover - Unsignalized): We propose the following crossover access configuration as the crossover configuration is suggested over the right-in/right-out option: Construct one ingress and one egress lane (a terminating southbound right turn lane with a 100-foot internal protected stem) on Access “B”; Construct an eastbound left turn lane on NC 51 with 100 feet of storage; Construct a westbound right turn lane on NC 51 with 100 feet of storage; Construct an eastbound crossover within the median.

9. Lyle Crews Road & Access “C” (Unsignalized): We propose the following access configuration: Construct one ingress and two egress lanes (a terminating northbound left turn lane and a right turn lane with 50 feet of storage) on Access “C” Agree.

10. Lyle Crews Road & Access “D” (Unsignalized): We propose the following access configuration: Construct one ingress and two egress lanes (a terminating northbound left turn lane and a right turn lane with 50 feet of storage) on Access “D” Matthews- align with opposite driveway

Response from NCDOT and Town

8. NCDOT – prohibit eastbound U-turns at ‘B’ Matthews staff recognizes any modifications to 51 median requires removal of landscaping between ‘B’ and Sam Newell, therefore RIRO is preferred.

9. NCDOT and Matthews agree

10. Matthews- align with opposite driveway

Multimodal- gaps identified but not currently addressed.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers the prohibition of rezonings which will not complement adjacent land uses. However one of the NC 51 Corridor action items is to prohibit strip-commercialization along NC-51.

Consistency

The proposed change in zoning from R-20, B-1, I-1 and I-1(CD) to B-1 (CD) and B-H (CD) is not generally consistent with the land use plan.

NC 51 Corridor Action Items:

1. Prohibit strip-commercialization along NC-51.
2. Promote mixed use developments and planned business parks along the Matthews Township Parkway portion of NC-51 (i.e. between Monroe Road and Northeast Parkway).
3. Preserve mature trees along NC-51.
Planning Department

1. Drive-through encroaches into the Hwy. 51 overlay setback. This is only permitted with an exception made by the Planning Director.

2. This is a significant gateway to the Town, and should be treated as such.

Police
No Concerns

Fire
No Concerns

Public Works
No Concerns

Parks and Rec
No Concerns